

\$349,900.00

BK: 2026 PG: 1750

Recorded: 6/15/2026 at 11:00:32.0 AM

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County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$559.20

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

WARRANTY DEED

Prepared by: Aaron M. Hubbard, Hubbard & Roth Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700

Send Tax Statements and return document to: Debra M. Rice and Michele Pounds, 724 West Buchanan Street, Winterset, Iowa 50273

Grantor/Affiant: Benjamin Flurey and Breanna Flurey

Grantee: Debra M. Rice and Michele Pounds

For the consideration of One Dollar(s) and other valuable consideration, Benjamin Flurey and Breanna Flurey, a married couple do hereby Convey to Debra M. Rice, a single person, and Michele Pounds, a married person, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate:

Lots Three (3) and Four (4) in Block Four (4) of A.B. Shriver's Addition to the Town of Winterset, Madison County, Iowa.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

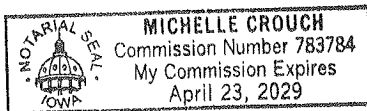
[Signatures and Acknowledgement on Page 2]

B. Flurey 6/12/26
Benjamin Flurey (DATE)

Breanna Flurey 6/12/26
Breanna Flurey (DATE)

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me this 12th day of June, 2026, by Benjamin Flurey and Breanna Flurey.



Michelle Crouch
Signature of Notary Public